

FILE NUMBER: Z212-110(RM) **DATE FILED:** October 12, 2021

LOCATION: North corner of Metropolitan Avenue and Latimer Street

COUNCIL DISTRICT: 7 **MAPSCO:** 46 X

SIZE OF REQUEST: Approx. 0.95 acre **CENSUS TRACT:** 37.00

REPRESENTATIVE: Karl Crawley, Masterplan

OWNER/APPLICANT: Mt. Moriah Missionary Baptist Church

REQUEST: An application for a Specific Use Permit for surface accessory remote parking on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.

SUMMARY: The purpose of the request is to allow surface accessory remote parking on the site in conjunction with a church.

CPC RECOMMENDATION: **Approval** for a five-year period, subject to a site plan and conditions.

STAFF RECOMMENDATION: **Approval** for a five-year period, subject to a site plan and staff's recommended conditions.

BACKGROUND INFORMATION:

- The area of request is currently developed with a surface parking lot. The lot is being used as remote parking by a church immediately southwest of the request area.
- The applicant requests a Specific Use Permit for surface accessory remote parking to continue using the site for this purpose.
- In an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, surface accessory remote parking is permitted by SUP for institutional uses only.
- The applicant proposes to reconfigure the existing layout of the surface parking lot and will provide a total of 65 spaces on the site.

Zoning History:

There has been one zoning case in the area in the last five years.

1. **Z201-343:** An application for a Specific Use Permit for surface accessory remote parking on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, north of the intersection of Metropolitan Avenue and Octavia Street [Under Review].

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Metropolitan Avenue	Residential Collector	50 feet
Latimer Street	Local Street	-

Traffic:

Transportation Development Services staff have reviewed the request and determined that it will not significantly impact the surrounding roadway system. At permitting, engineering staff will request an evaluation of pedestrian crossing to consider any specific enhancements to a midblock crosswalk between the church and the remote parking lot.

STAFF ANALYSIS:**Comprehensive Plan:**

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request complies with the following land use goals and policies of the Comprehensive Plan:

ECONOMIC ELEMENT**GOAL 2.1 PROMOTE BALANCED GROWTH**

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

Land Use:

	Zoning	Land Use
Site	R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District	Surface parking
Northeast	R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District	Church, single family
Southeast	R-5(A) Single Family and NC Neighborhood Commercial Subdistricts within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District	Personal service use, single family
Southwest	R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District	Church
Northwest	R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District	Single family

Land Use Compatibility:

The area of request is currently developed with a surface parking lot. Surrounding uses are predominantly single-family homes and a few churches. There is also a personal service use located southeast of the request area across Metropolitan Avenue. Staff believes the applicant's requested land use is compatible with surrounding land uses.

The applicant requests a Specific Use Permit for surface accessory remote parking. They propose to reconfigure the existing layout of the surface parking lot to provide a total of 65 spaces for the church immediately southwest of the site across Latimer Street. In an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, surface accessory remote parking is permitted for institutional uses like a church, but only by SUP. If the applicant would like to continue their use of this surface parking lot, an SUP will be required.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Staff generally supports the request because the proposed use is consistent with the character of the surrounding area and is not foreseen to be detrimental to adjacent properties. However, staff does not support the applicant's request for a permanent time frame and instead recommends a time limit of five years with no option for automatic renewal. Staff believes this time limit will allow an initial period for the applicant to demonstrate their operation of the surface accessory remote parking use, which can then be reevaluated following this initial period.

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a freestanding church is one space for each four fixed seats in the sanctuary or auditorium. If fixed benches or pews are provided, each 18 inches of length of the fixed bench or pew

constitutes one fixed seat for purposes of this paragraph. If portions of seating areas in the sanctuary or auditorium are not equipped with fixed seats, benches, or pews, the parking requirement for those portions is one space for each 28 square feet of floor area.

Although the applicant has not provided a detailed breakdown of the parking requirements for the church that will be using the surface accessory remote parking lot, they have stated that the total number of required parking for the church is 109 spaces. According to the applicant, 46 of these required parking spaces will be provided at the church site on the south side of Latimer Street, and 65 spaces will be provided on the surface accessory remote parking lot. This will equate to a total of 111 spaces, two more than the minimum required.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is not located within an MVA cluster. The property is surrounded by an "I" MVA cluster in all compass directions.

List of Partners/Principals/Officers

Mt. Moriah Missionary Baptist Church

Rev. Johnny Calvin Smith, Pastor
Jonathan C. Smith, Chairman of Construction

CPC ACTION
DECEMBER 16, 2021

Motion: It was moved to recommend **approval** of a Specific Use Permit for surface accessory remote parking for a five-year period, subject to a site plan and staff's recommended conditions on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, at the north corner of Metropolitan Avenue and Latimer Street.

Maker: Jackson
Second: Rubin
Result: Carried: 11 to 0

For: 11 - Popken, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Haqq,
Kingston, Rubin

Against: 0
Absent: 2 - Suhler, Stanard
Vacancy: 2 - District 3, District 10

Notices: Area: 200 Mailed: 38
Replies: For: 0 Against: 1

Speakers: For: Karl Crawley, 2201 Main St., Dallas, TX, 75201
Against: None

CPC RECOMMENDED CONDITIONS

1. USE: The only use authorized by this specific use permit is surface accessory remote parking.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

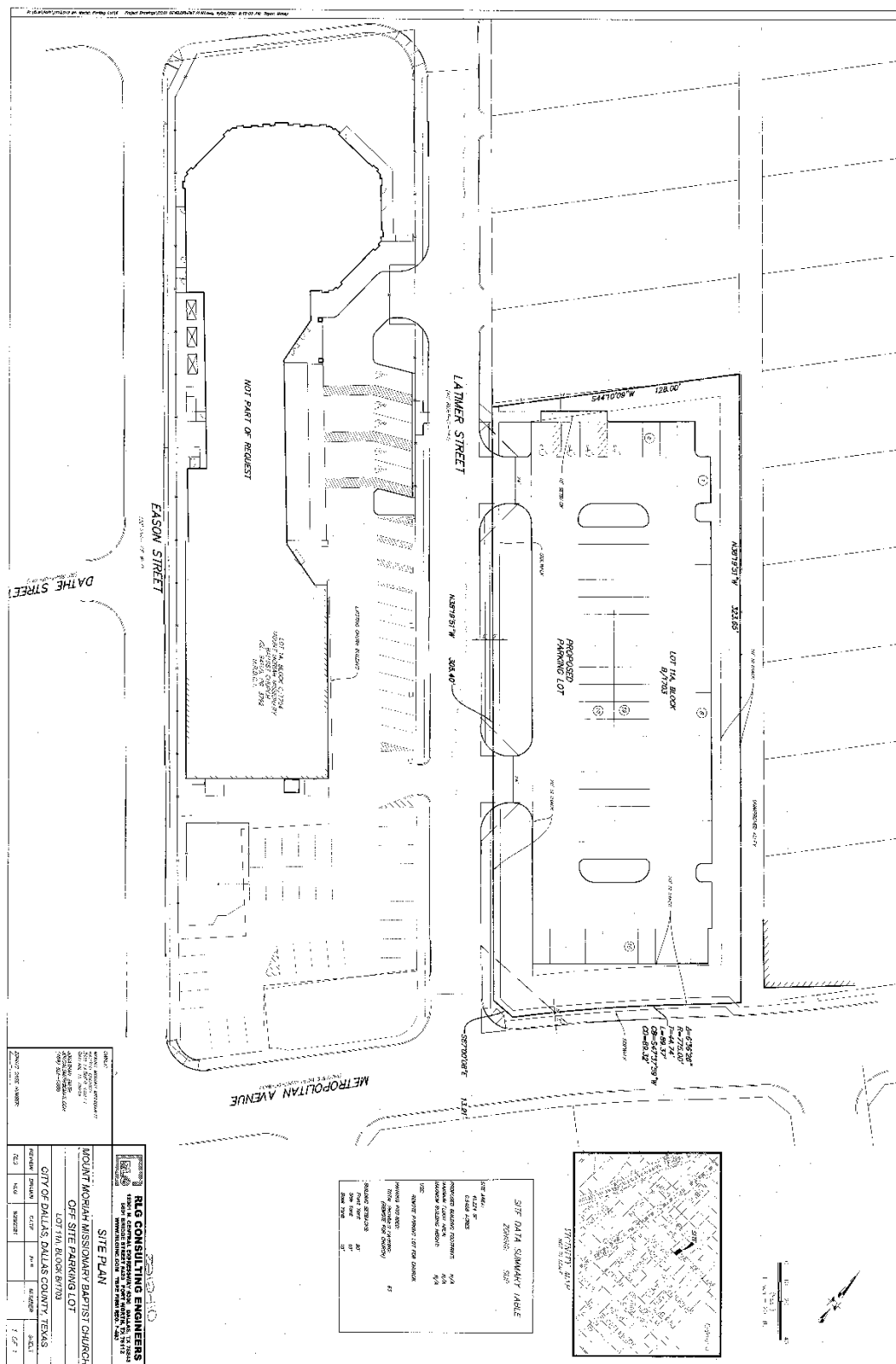
CPC Recommendation, Staff's Recommendation

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| 3. <u>TIME LIMIT</u> : This specific use permit expires on (five years from the passage of this ordinance). |
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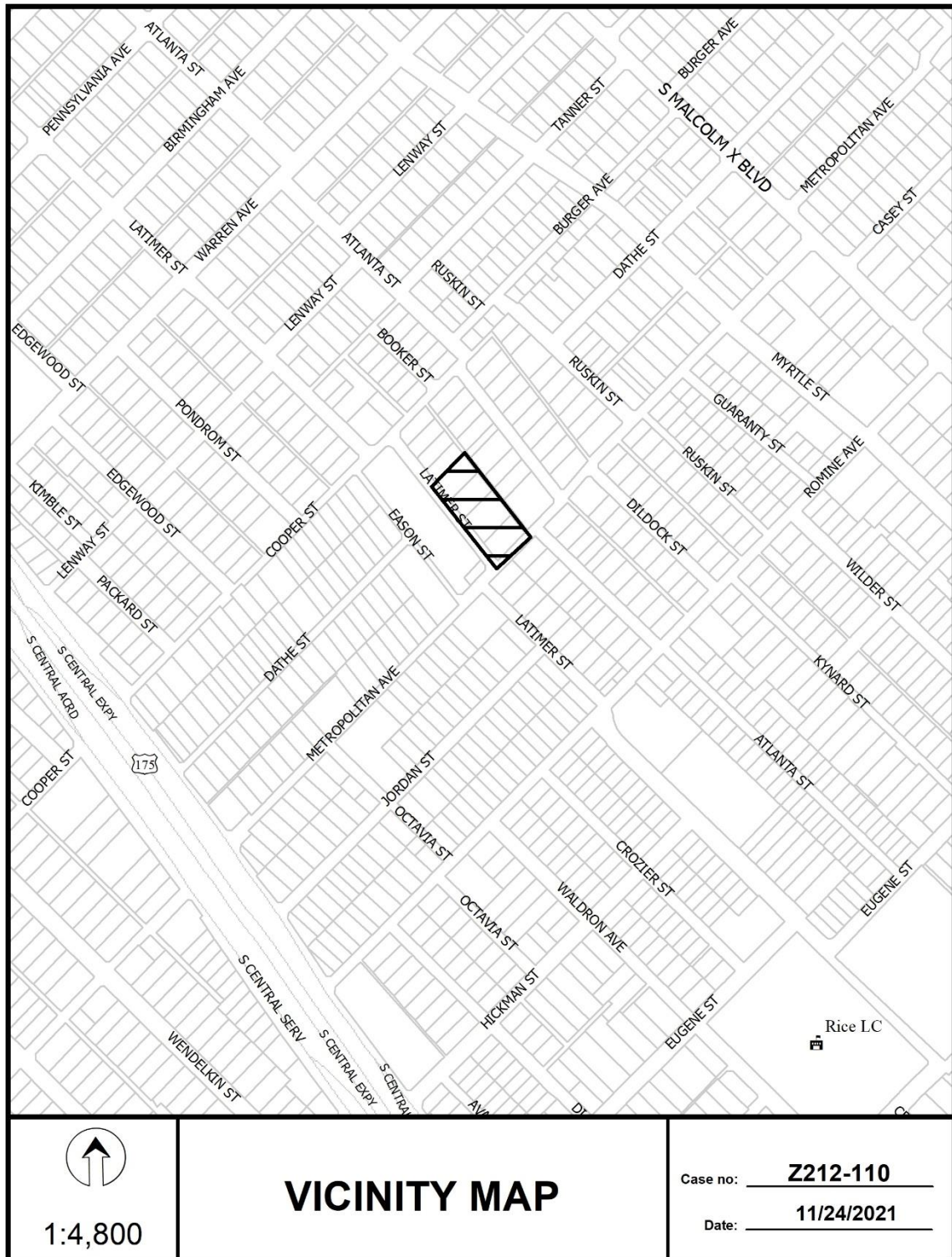
Applicant's Request

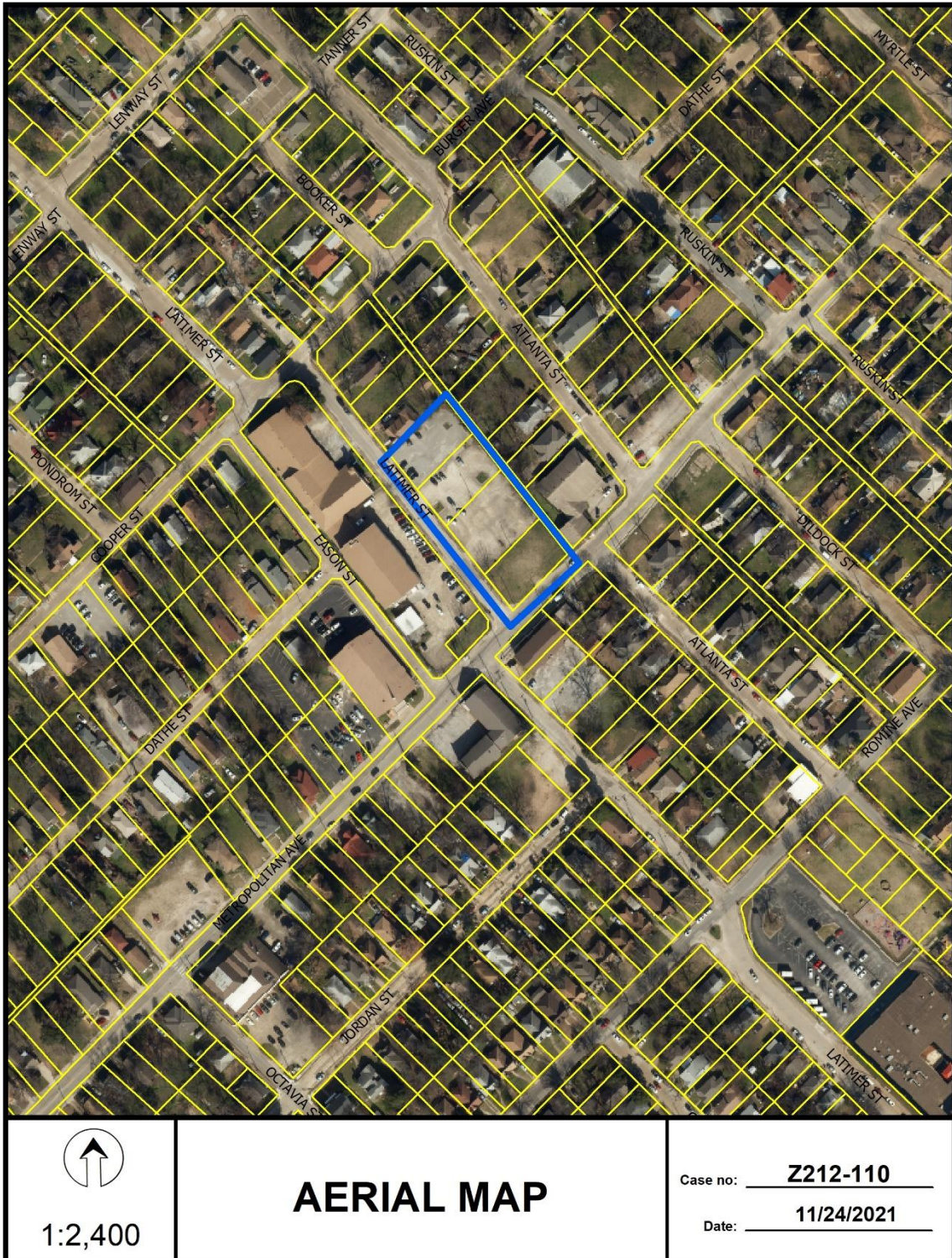
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| 3. <u>TIME LIMIT</u> : This specific use permit has no expiration date. |
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4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
 5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

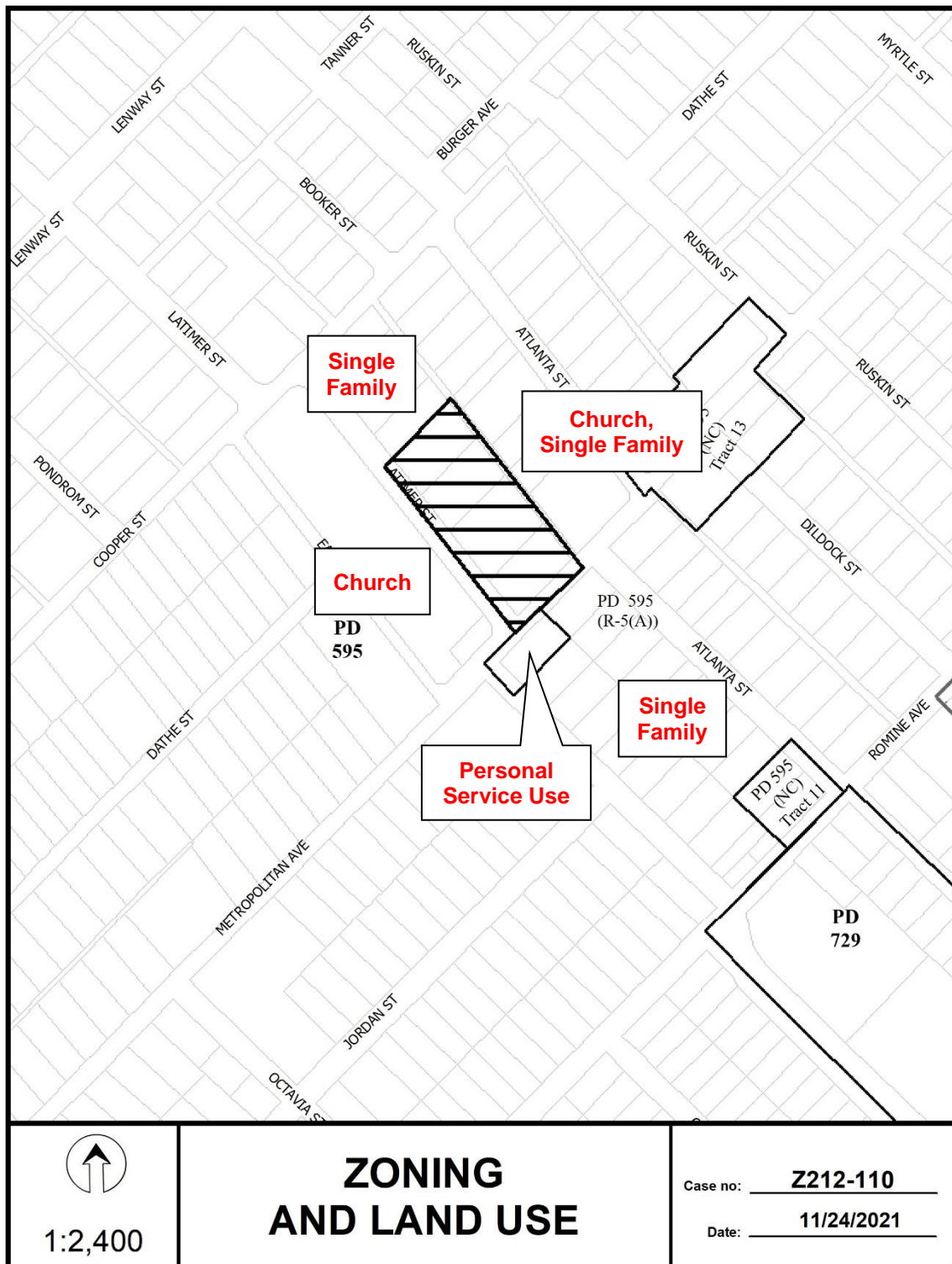
CPC RECOMMENDED SITE PLAN

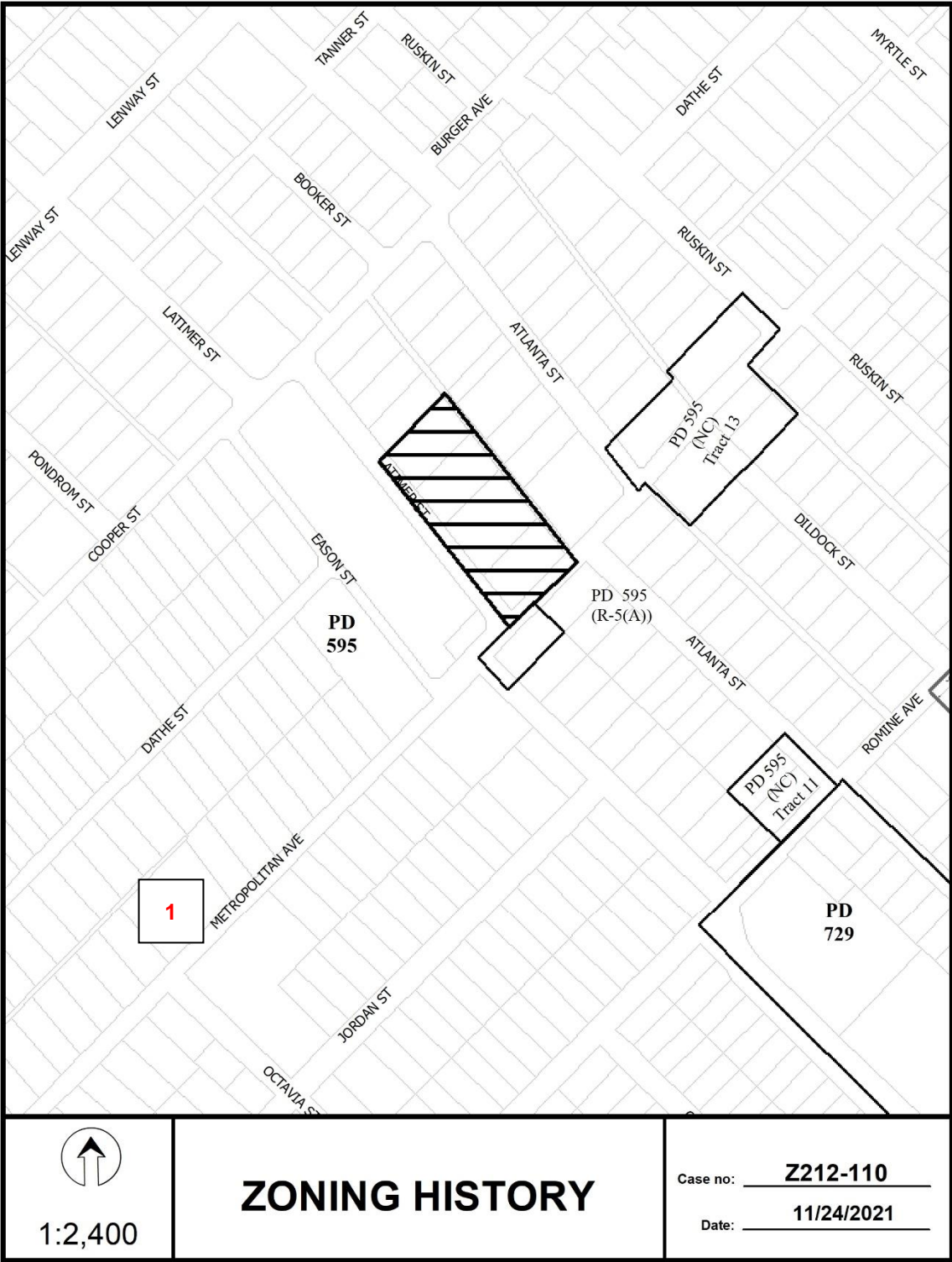


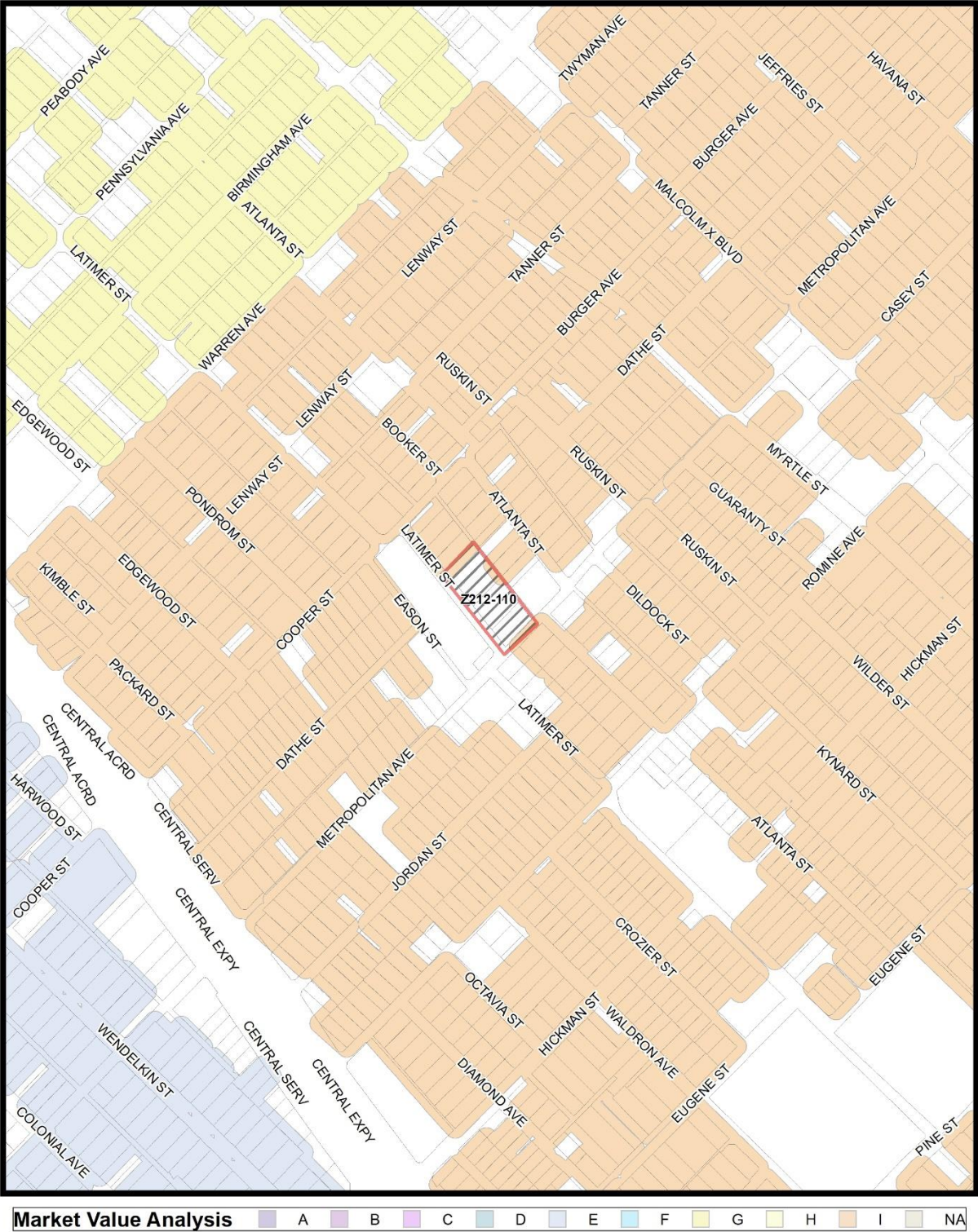


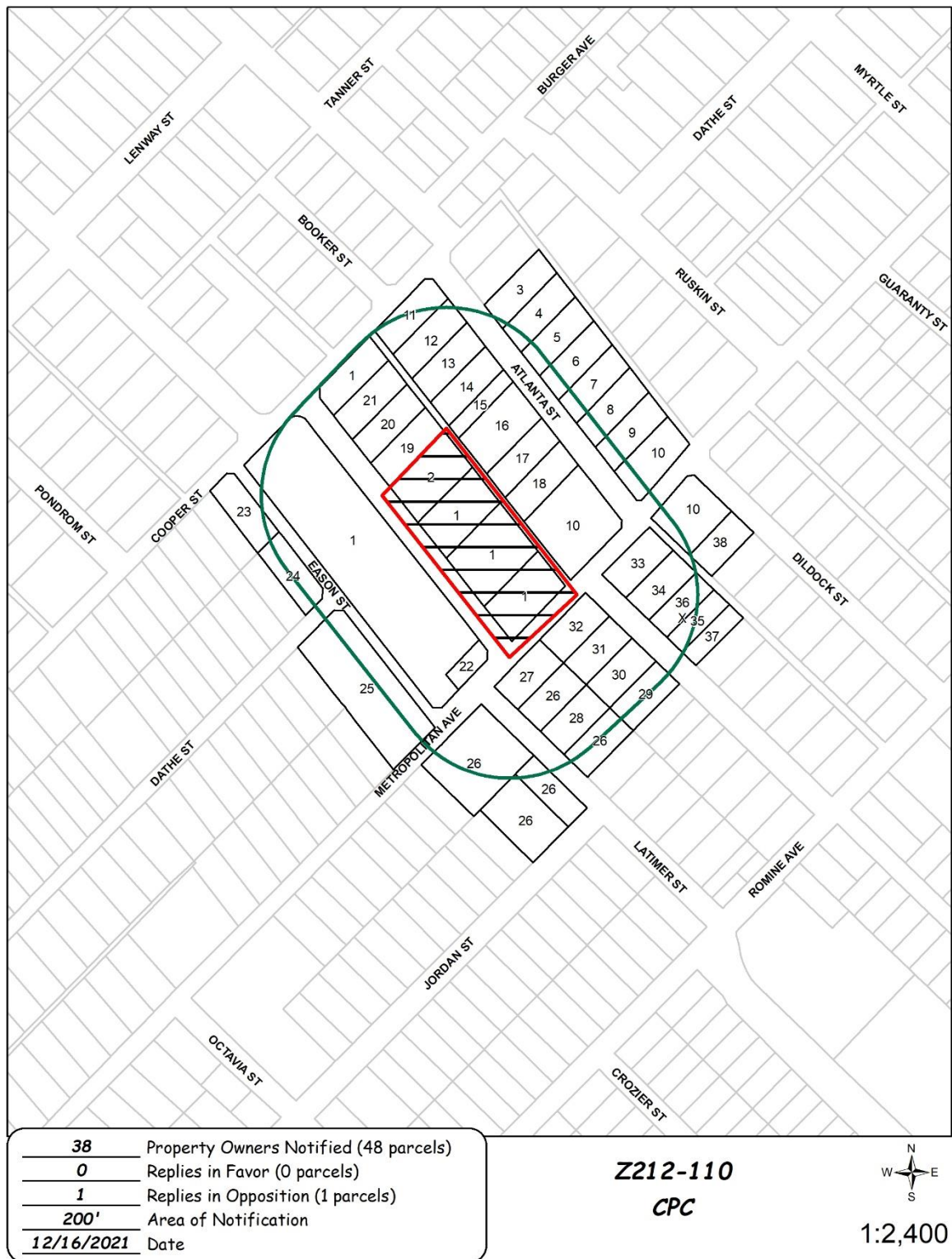












12/15/2021

Reply List of Property Owners***Z212-110******38 Property Owners Notified 0 Property Owners in Favor 1 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2503	METROPOLITAN AVE	MOUNT MORIAH MISSIONARY BAPTIST CHURCH OF DALLAS
2	3616	LATIMER ST	MT MORIAH MISSIONARY
3	3610	ATLANTA ST	RCGA LLC
4	3614	ATLANTA ST	Taxpayer at
5	3618	ATLANTA ST	DEIBARRA MARIA BAEZ
6	3622	ATLANTA ST	IBARRA ARTEMIO &
7	3624	ATLANTA ST	WATTS DAISY C
8	3628	ATLANTA ST	TOPLETZ INVESTMENTS
9	3634	ATLANTA ST	KEESEE PATRICK
10	2525	METROPOLITAN AVE	GREATER ST JOHN PRIMITIVE
11	3601	ATLANTA ST	MOONEY FLETCHER W
12	3605	ATLANTA ST	JOHNSON RITA
13	3609	ATLANTA ST	RODRIGUEZ JENNIFER C DELA ROSA &
14	3613	ATLANTA ST	OBANNON DON T JR ETAL
15	3615	ATLANTA ST	MCCOY VIRLEY EST OF
16	3619	ATLANTA ST	SHAH AMITA
17	3621	ATLANTA ST	FREENEY DESSIE
18	3629	ATLANTA ST	SANTOS ANGELINA
19	3614	LATIMER ST	SMITH TOM J JR
20	3608	LATIMER ST	MT MORIAH MISSIONARY BAPTIST CHURCH
21	3604	LATIMER ST	WILSON JOSEPHINE
22	3637	LATIMER ST	MACKEY D L
23	2418	COOPER ST	PARKER IRMA JEAN
24	2423	DATHE ST	ROSALES LUIS JAVIER
25	2419	METROPOLITAN AVE	NEW FRIENDSHIP BAPTIST CHURCH
26	2420	METROPOLITAN AVE	ST PAUL AME CHURCH

12/15/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	2500 METROPOLITAN AVE	HUBBARD JOHN W &
	28	3708 LATIMER ST	ST. PAUL AME CHURCH
	29	3715 ATLANTA ST	GARCIA GLENDA AURORA ALVARADO
	30	3709 ATLANTA ST	VILLASENOR ARTURO
	31	3705 ATLANTA ST	MEDINA MA ANGELICA LEIJA &
	32	2516 METROPOLITAN AVE	REYNOLDS ZACHERY JAMES
	33	2528 METROPOLITAN AVE	ST JOHNS PRIMITIVE BAPT
	34	3704 ATLANTA ST	PAYLOR CELESTE MICHELLE
	35	3708 ATLANTA ST	CHANDLER CLIFFORD J & KATHERINE
X	36	3706 ATLANTA ST	TOP MONEY LLC
	37	3714 ATLANTA ST	CHANDLER CLIFFORD & KATHERINE
	38	3709 DILDOK ST	GRAY RONALD LIFE ESTATE